



Robin King | Estate Agents



# IVY COTTAGE, 102 KEWSTOKE ROAD, KEWSTOKE, BS22 9YL

**Extended and beautifully presented cottage of over 2,200 sq ft**

**Fantastic views towards the Bristol Channel**

**Landscaped gardens, plus separate small paddock**

**Stunning family kitchen/breakfast room, a real 'heart of the home' space**

**Dining room with fantastic views**

**Spacious sitting room with woodburning stove**

**Snug**

**Conservatory**

**Utility**

**Downstairs cloakroom**

**4 double bedrooms, including master with ensuite wet room**

**Family bathroom**

**Double garage and parking**

**Garden plot of over  $\frac{3}{4}$  of an acre, plus  $\frac{1}{4}$  acre paddock opposite**

This lovely, spacious cottage is a sympathetic blend of the original building with a newer extension to form a beautiful family home, with stunning views across the Bristol Channel.

Enter the property through the front door into a hallway, to the right you continue through to the snug with ornamental fireplace and fantastic views across the bay and wooden flooring which continues into the spacious sitting room with woodburning stove and feature stone wall. A lovely addition to the cottage is the conservatory, which goes out on to the patio and has an aspect over the side garden.

From the sitting room you continue through to the real heart of the property – a fantastic kitchen/breakfast room, fitted with a stylish blend of modern and traditional features such as Belfast sink, extensive granite worktops and cream cupboards, with built-in dishwasher, coffee maker, microwave, Rangemaster cooker, space for a large fridge/freezer and with breakfast bar. Off of the kitchen is the utility/boot room, where the downstairs cloakroom will also be found. You will also find Glass double doors leading from the kitchen through to the dining room, which has fantastic views across the bay.

Stairs off the hallway lead to the first floor landing, which splits to left and right. There are 4 double bedrooms, with 3 to the front having superb far-reaching views and include the master bedroom which has a range of fitted wardrobes and an ensuite wet room. The bedroom with a side aspect is currently used as a guest bedroom/study. Next to this is a superb family bathroom with freestanding bath.





There is plenty of parking at the property, both on a block paved driveway leading to a double garage and a further parking space to the front. There is a rear and side patio, decked area, currently used for a hot tub, plus a lawned area of garden with gravelled paths, large shed and greenhouse. There are terraced steps leading up into the wooded hillside. In addition to the main garden, with the plot measuring approximately  $\frac{3}{4}$  of an acre in total, the vendor owns an area of paddock immediately opposite, which measures approximately  $\frac{1}{4}$  of an acre and would make an ideal orchard or allotment.

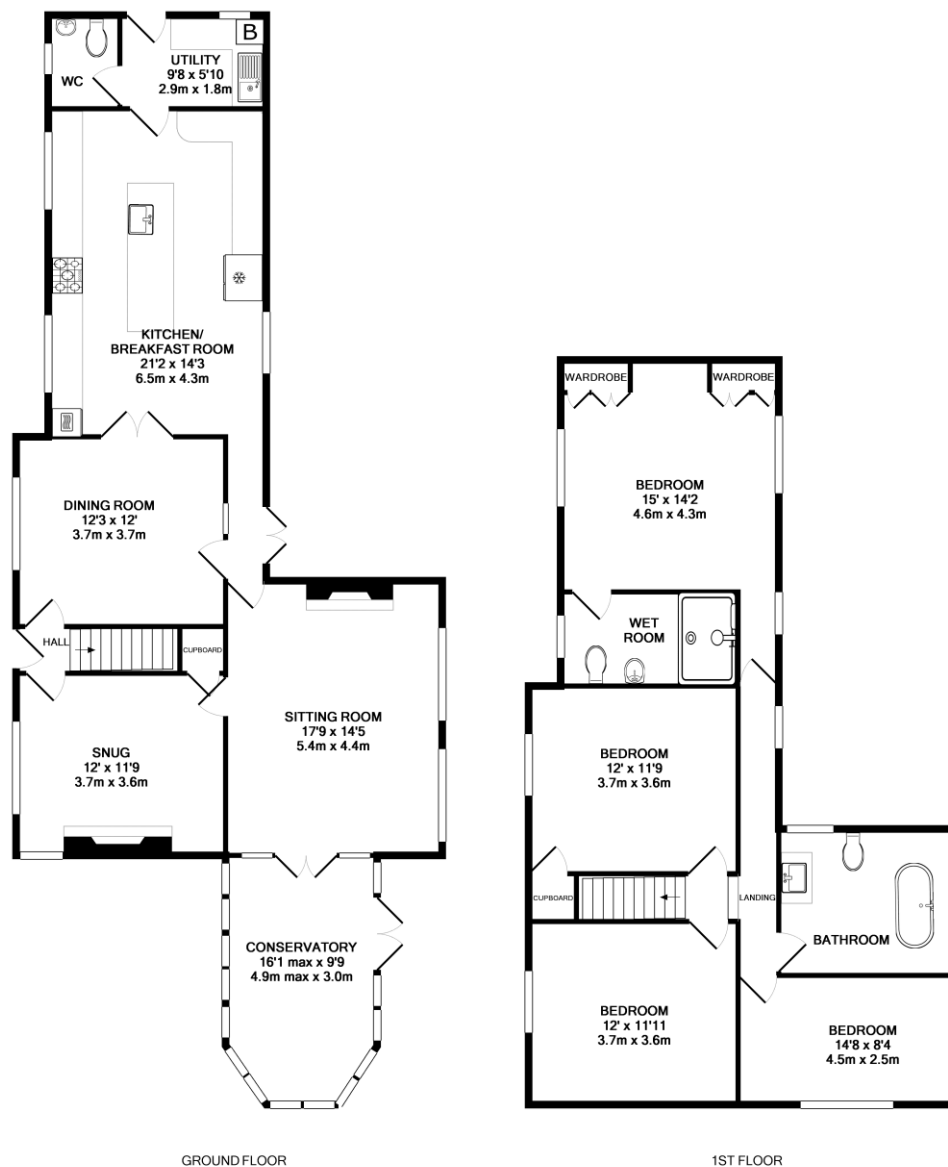
There are local shops, post office, pubs and restaurants and Kewstoke has a primary school and school bus to the award winning Priory School and Community College in nearby Worle. The coastal views include Weston Old pier, Flat Holm, Sand Point and the Welsh Coastline. Weston super Mare is approximately 1.5 miles distance providing a good selection of shops and leisure facilities. For the commuter there is the option of the M5 motorway interchange at St Georges, railway links and bus services providing transport to surrounding districts.



#### Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property





TOTAL APPROX. FLOOR AREA 2220 SQ.FT. (206.2 SQ.M.)

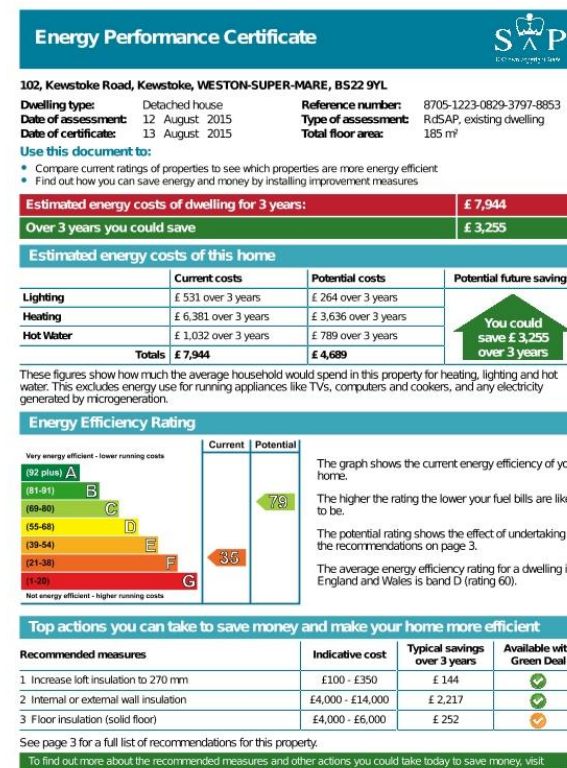
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**DIRECTIONS** - From Robin King Estate Agent's office in Congresbury, turn left on to the A370 and continue to the M5 roundabout. Keep in the left lane and branch left on to the B3440, then at the traffic lights by the courthouse, turn right. Continue along the Queensway, then turn left into Anson Road, just before the road narrows. At the end of Anson Road, turn right on to Kewstoke Road, continue along and the property will be found to the left hand side.

**SERVICES** – (LPG) no mains gas, all other mains services

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band D £1,474.68 (2015/16) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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